

validly conveyed the legal interest in the property to the purchaser. He will then make up a parcel composed of (i) the title-deeds of the property, (2) the contract for sale, (3) the abstract of title, (4) the requisitions on title and answers, (5) counsel's opinion on the title (if any), (6) certificates of searches for land charges and local land charges, and (7) the conveyance or assignment or lease (together with a copy typed or written on good fools-cap paper and certified to be a true copy). If there is a mortgage, the mortgage and a certified copy thereof should be included in the parcel.

When these documents are lodged at the Land Registry and the fees paid, the Land Registry peruses the deeds and abstract and in due course returns the deeds to the applicant's solicitors with a land certificate, containing a copy of the entries which have been made on the register, viz. a description of the land, the name of the proprietor, and particulars of the charges on the property.

The Land Registry, if fully satisfied as to the applicant's title to the land offered for registration, will grant to the applicant what is known as an absolute title, the highest form of title it can give. By an absolute title the Land Registry indicates that it is sufficiently satisfied with

the title
officially to guarantee its ownership. In
the case of
leasehold property, an absolute title is
only granted
where both the lessor's and lessee's
titles have been
examined and the Land Registry is
satisfied that
the owner of the superior title was the
person en-
titled to grant the lease. Where the
lessor's title
has not been examined, the Land
Registry will
grant to a lessee a good leasehold title.
By this the
Land Registry is able to guarantee the
lessee's title